

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
JUNE 15, 2005**

The Greensboro Planning Board met in regular session on Wednesday, June 15, 2005 at 2:00 p.m., in the City Council Chambers, 2nd floor, Melvin Municipal Office Building. Board members present were Chair Patrick Downs, Tim Bryson (arrived at 2:10 p.m.), Michael Fox, Julius Koonce, J.P. McIntyre, Alan Pike and John Rhodes. Planning staff members present were Dick Hails, Planning Director, Ricky Hurley and Alec MacIntosh.

APPROVAL OF MINUTES OF THE MAY 18, 2005 PLANNING BOARD REGULAR MEETING AND OF THE MAY 18, 2005 JOINT PLANNING BOARD/ZONING COMMISSION MEETING.

Mr. Pike moved approval of the minutes as written, seconded by Mr. McIntyre. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Fox, Koonce, McIntyre, Pike, Rhodes. Nays: None.)

PUBLIC HEARINGS:

- A. RESOLUTION CLOSING DANIEL STREET FROM BLUFORD STREET SOUTHWARD TO ITS TERMINUS, A DISTANCE OF APPROXIMATELY 550 FEET (CONTINUED FROM MAY MEETING). (RECOMMENDED)**
- B. RESOLUTION CLOSING OBERMEYER STREET FROM BLUFORD STREET SOUTHWARD TO ITS TERMINUS, A DISTANCE OF APPROXIMATELY 750 FEET. (RECOMMENDED)**
- C. RESOLUTION CLOSING BLUFORD STREET FROM NORTH BENBOW ROAD WESTWARD TO THE WESTERN RIGHT-OF-WAY LINE OF OBERMEYER STREET, A DISTANCE OF APPROXIMATELY 700 FEET. (RECOMMENDED)**
- D. RESOLUTION CLOSING ALLEYS BETWEEN NORTH BENBOW ROAD AND DANIEL STREET, SOUTH OF BLUFORD STREET, WITH A TOTAL LENGTH OF APPROXIMATELY 725 FEET. (RECOMMENDED)**
- E. RESOLUTION CLOSING ALLEYS BETWEEN DANIEL STREET AND OBERMEYER STREET, SOUTH OF BLUFORD STREET, WITH A TOTAL LENGTH OF APPROXIMATELY 825 FEET. (RECOMMENDED)**

Mr. MacIntosh said these streets and alleys were dedicated in 1905 in the Garland Daniel Lutherville Subdivision Property. All three streets have been paved and maintained by the City for many years. The alleys are no longer in use. Daniel Street and Obermeyer Street once extended farther south, but those sections were closed in 1977 and replaced by circular turnarounds. These closings are part of the continuing series of street and alley closings in conjunction with North Carolina A&T's campus expansion. Recent street and alley closings are shown with dotted shading on the display map. Each closing petition has been signed by the University, owner of 100% of the abutting frontage. Each street has an 8-inch City sewer line and a 6-inch City water line in it, over which 20-foot easements will be retained until these lines are no longer needed for public service. There are no utility lines in the alleys. Each street also has overhead power and telephone lines, over which 15-foot easements will be retained until no longer needed for public service. The only building remaining on any of these streets and alleys is a house on Daniel Street converted to use as a construction office by the University. The

Technical Review Committee (TRC) reviewed these petitions and concluded that these streets and alleys are no longer needed for general traffic circulation or access to abutting property. The TRC feels that in each case here the City can make the two required determinations for street and alley closings: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends approval of all these street and alley closings.

At the public hearing, Bill Barlow, Director of Design and Construction at NC A&T State University, gave a brief slide presentation pertaining to these closings and explained how these were in accordance with A&T's master plan for expansion of its campus.

There was no one to speak in opposition to these requests.

Mr. Bryson arrived at 2:10 p.m. and participated in the balance of the meeting.

Mr. Fox moved to recommend the Daniel Street closing to City Council, seconded by Mr. Rhodes. The Board voted 7-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, McIntyre, Pike, Rhodes. Nays: None.)

Mr. Fox moved to recommend the Obermeyer Street closing, seconded by Mr. Rhodes. The Board voted 7-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, McIntyre, Pike, Rhodes. Nays: None.)

Mr. Fox moved to recommend the Bluford Street closing, seconded by Mr. Rhodes. The Board voted 7-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, McIntyre, Pike, Rhodes, Rhodes. Nays: None.)

Mr. Fox moved to recommend the alley closings between North Benbow Road and Daniel Street, seconded by Mr. Rhodes. The Board voted 7-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, McIntyre, Pike, Rhodes. Nays: None.)

Mr. Fox moved to recommend the alley closings between Daniel and Obermeyer Streets, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, McIntyre, Pike, Rhodes. Nays: None.)

F. GREENSBORO COLLECTOR STREET PLAN. (RECOMMENDED)

Tyler Meyer of GDOT said he wanted to introduce the Collector Street Plan to the Board and give some background information on it. The Development Ordinance provided for standards for collector streets and also provides for the development of a collector street plan and map. This map would also show future extension needs, and it would also supplement the Thoroughfare Plan. The Collector Street Plan refers back to the Comp Plan and its policies. The plan before the Board was developed by a staff team consisting of City Planning, County Planning and GDOT. In addition to the City process, it is being taken to the County and affected towns. Mr. Meyer answered questions posed by Board members. Mr. Hails also added some explanations.

Chair Downs opened the public hearing. No speakers were present to speak either in favor of or in opposition.

Mr. McIntyre moved to recommend approval of the Greensboro Collector Street Plan to City Council, seconded by Mr. Koonce. The Board voted 7-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, McIntyre, Pike, Rhodes. Nays: None.)

EASEMENT RELEASES:

- A. RESOLUTION AUTHORIZING RELEASE OF 15 FEET OF A 30-FOOT DRAINAGE MAINTENANCE AND UTILITY EASEMENT ACROSS THE REAR OF THE PROPERTY AT 2406 WHEATFIELD DRIVE. (APPROVED)**
- B. RESOLUTION AUTHORIZING RELEASE OF PORTIONS OF A DRAINAGE MAINTENANCE AND UTILITY EASEMENT ON THE WEST SIDE OF THE PROPERTY AT 2006 NEW GARDEN ROAD. (APPROVED)**
- C. RESOLUTION AUTHORIZING RELEASE OF AN 8-FOOT-BY-16-FOOT PORTION OF A DRAINAGE MAINTENANCE AND UTILITY EASEMENT ACROSS THE REAR OF THE PROPERTY AT 4405 CAMDEN RIDGE DRIVE. (APPROVED)**
- D. RESOLUTION AUTHORIZING RELEASE OF A 12-FOOT-BY-12-FOOT PORTION OF A 20-FOOT UTILITY EASEMENT ON THE NORTHWEST SIDE OF THE PROPERTY AT 410 SOUTH BENBOW ROAD. (APPROVED)**

Mr. MacIntosh said all the easement releases had been reviewed and okayed by the City Water Resources Department and all the private utility companies. Staff recommended favorable action on these easement releases.

Mr. Pike moved approval of the four easement releases, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, McIntyre, Pike, Rhodes. Nays: None.)

ITEMS FROM THE DEPARTMENT:

Mr. Hails said there would be a joint meeting between the Planning Board and Zoning Commission on Monday, July 11.

APPROVAL OF ABSENCES:

Mr. Pike moved approval of the absences of Mr. Hall and Mr. Marks, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Downs, Bryson, Fox, Koonce, McIntyre, Pike, Rhodes. Nays: None.)

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The meeting was adjourned at 2:40 p.m.

Respectfully submitted,

Richard W. Hails, AICP
Planning Director

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